



Mental Health Services Act Housing Program

Measurable Outcomes

MSHA Historical Background

- ⦿ Program Inception
 - August 2007
- ⦿ Initial Allocation
 - \$400 Million

MHSA Loans Closed

- ◉ Loan Capital Funding
 - \$202,674,039
- ◉ Capitalized Operating Subsidy Reserves
 - \$107,001,839
- ◉ Total Funds
 - \$324,202,353

MHSA Loans Closed (cont.)

- ⦿ MHSA Units
 - 2,039
- ⦿ Affordable Housing Units
 - 7,551
- ⦿ Affordable Housing Dollars Leveraged
 - \$2,337,905,839

Active Loan Applications in Process*

- ⊙ MHSA Capital and COSR
 - \$360,000,000
- ⊙ MHSA Housing Units
 - 2,500
- ⊙ Affordable Housing Units
 - 11,000
- ⊙ Total Development Dollars Leveraged
 - \$3,000,000,000

* This will increase the measurable outcomes once the loans are closed

Planning for the Future

- ◉ Alameda, Los Angeles, San Francisco, Tri-Cities have assigned additional funds to CalHFA for MHSA units and subsidy
- ◉ Los Angeles, San Diego, Riverside, San Bernardino, Shasta, Butte, Tuolumne planning to assign additional funds to CalHFA for MHSA units and subsidy.

Phase 2 of the MHSA Housing Program

- ⦿ AB 1929 MHSA Housing Program Legislation
 - http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB1929
 - This bill authorizes county mental health departments, the Department of Health Care Services (DHCS), and the California Housing Finance Agency (CalHFA) to partner in the development of permanent supportive housing for people with mental illness.

Opportunities at the State Level

- ⦿ Prop 41 Veterans funding Passed by voters!

- ⦿ CalHFA links –

<http://www.calhfa.ca.gov>

<http://www.calhfa.ca.gov/multifamily/financing/index.htm>

- ⦿ HCD link –

<http://www.hcd.ca.gov/fa/vets/>

Opportunities at the State Level

- HUD 811 Project Based Rental Assistance Demonstration Project
- Christina DeFrancesco at HCD

<http://www.calhfa.ca.gov/multifamily/section811/factsheet/index.htm>



San Diego County Behavioral Health Services (BHS) MHSA Housing

Major Six Year Accomplishments

- Over 1,100 clients served through Full Service Partnerships:
 - 74% in permanent housing
- Committed nearly \$33 million in MHSA Housing capital and operating funding
- At 100% of MHSA Housing goal (241 units)
- \$22 million in MHSA capital leveraged \$450+ million:
 - 241 MHSA units / 1,127 affordable units

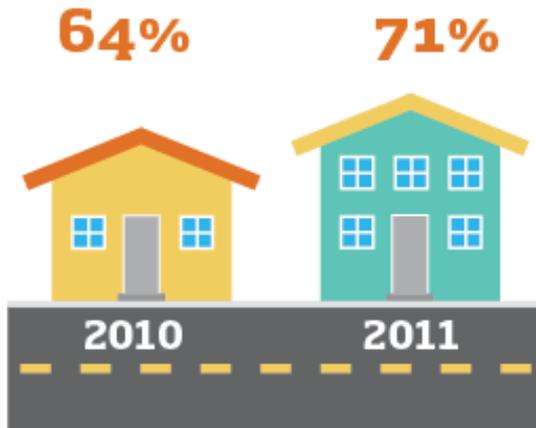
Major Six Year Accomplishments

- 30 focus groups with 365 MHSA clients. Information received was used to improve FSP delivery of services and housing.
- Formed innovative MHSA “Crosswalk” process and established 8 “Crosswalk” Committees to ensure successful lease-up and ongoing operations of MHSA-developed housing

Housing Matters Campaign

ACCEPTANCE

SD Residents in Support of Supportive Housing Within 1/2 mile of Their Home



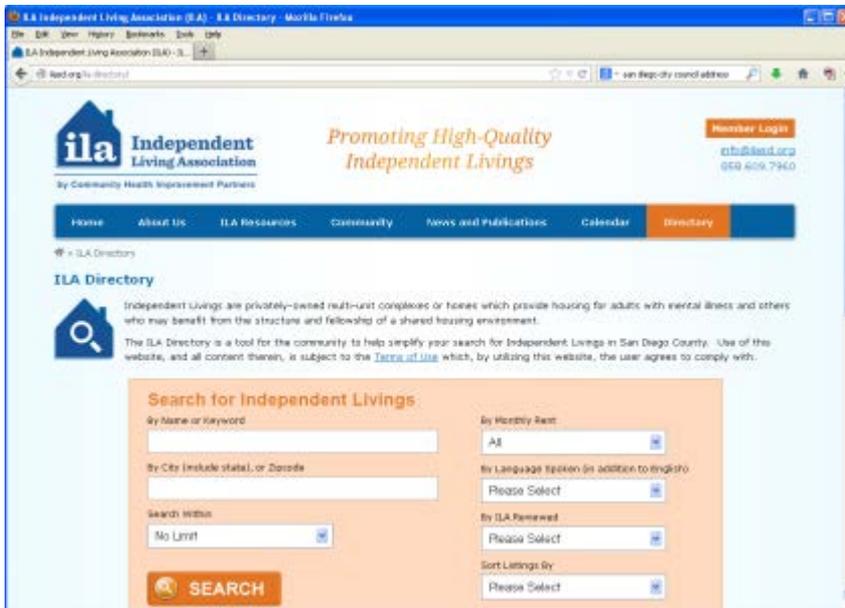
AWARENESS

General Public Awareness of Supportive Housing



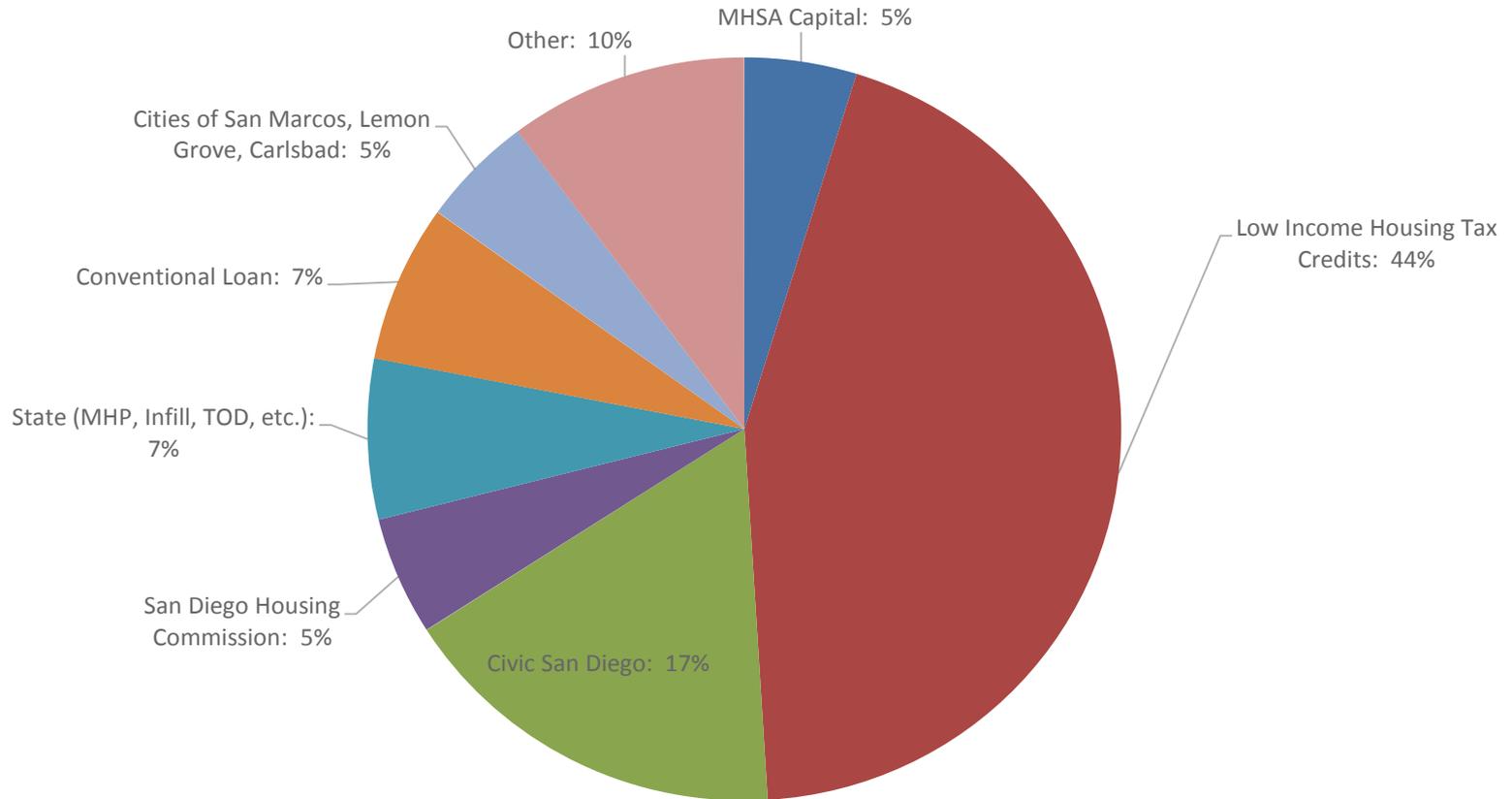
Independent Living Association

- Membership Standards
- ILA Online Directory
- Inspection process
- Trainings for owners, residents and community members



Supportive Housing Developments

MHSA Leveraging



Leveraging Ratio (Other Funds: MHSA Funds) = 19.81: 1.00

34th Street Apartments



Winner - 2011 San
Diego Housing
Federation
Rehabilitation
Project of the Year



1st MHSA
Housing Project
open in San
Diego

15th & Commercial



Cedar Gateway



San Diego Housing Federation Special Needs Project of the Year - 2013

“I don’t know whether or not I deserve this place but I am so grateful to be here.” - John (Tenant)

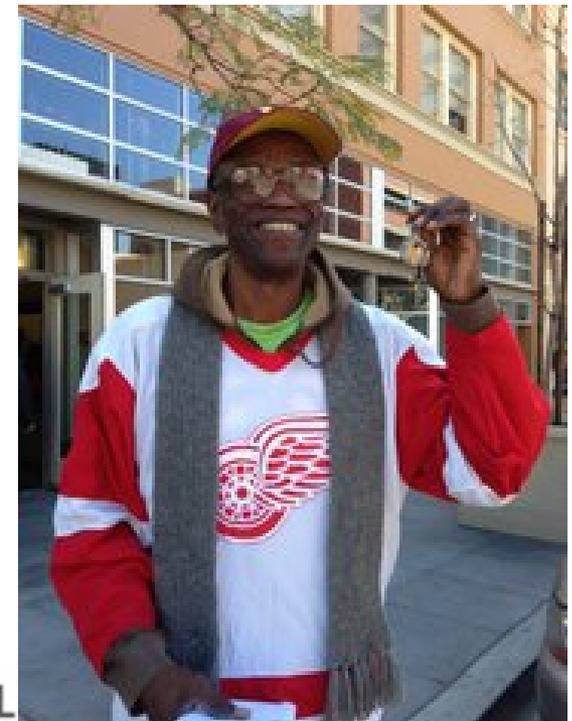


The Mason



**2013 Housing
Project of the
Year—
Rehabilitation**

"It's wonderful, and it's got everything. It's a community minded building, I feel very safe, I've got access to all the major buses and trolleys, access to downtown San Diego."



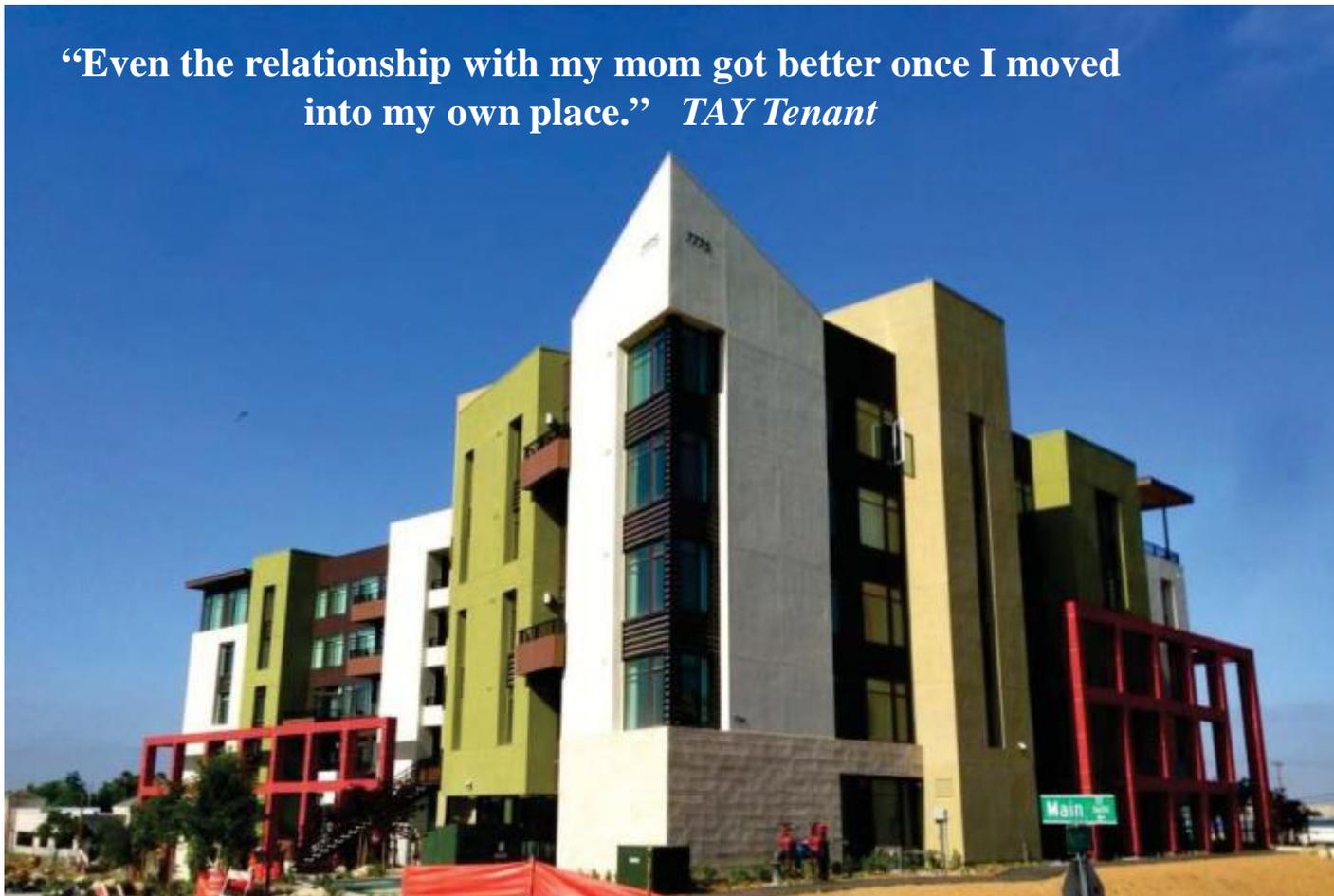
Connections Housing



**2013 Special
Needs Housing
Project of the
Year**

Citronica One

“Even the relationship with my mom got better once I moved into my own place.” *TAY Tenant*



Tavarua



I didn't feel whole when I didn't have my own place, somewhere I could live with my dog – he's my family. Now I'm home.

Tavarua Resident

BHS Strategic Housing Plan FY 13-14 through FY 18-19

Behavioral Health Housing Plan: Five Year Goals

- Goal 1: Expand Inventory of Affordable and Supportive Housing
- Goal 2. Increase Access to Independent Living Options
- Goal 3. Provide Opportunities to “Move On” To More Independent Housing Options
- Goal 4: Lessen Isolation and Keep People Connected to Their Communities
- Goal 5. Expand Opportunities to Increase Income (Employment and Benefits)
- Goal 6. Develop Improved Data Collection and Analysis Capacity

MHSA Housing Program

- Additional commitments of operating funds (such as Project Based Section 8 or Shelter Plus Care) to existing projects that have MHSA operating subsidy commitments (e.g. those monies then get returned to the MHSA Housing Program account)
- Goal of assigning \$3 to \$5 million/year to the MHSA Housing Program depending on availability of MHSA funds locally

Housing As Healthcare

Orange County MHSA Housing Program

Update

June, 2014

We started out with an allocation of one time money and \$33 million of MHSA funds: \$22 million for construction and \$11 million for COSR.

Health Care Agency = Clinicians = partnership with OC Community Resources for technical guidance.

We had a long partnership history with Orange County Community Resources (OCCR) for Shelter Plus Care

We also partnered with CSH assistance on both sides

County of Orange Housing Continuum

- A. Residential Rehabs - 6 providing 168 beds
- B. STEPS Beds – 19 high intensity services beds
- C. “Basic” Board and Care Homes – 454 beds
- D. Short-Term Housing – up to 16 beds/night
- E. Shelter Plus Care – app. 700 units
- F. Includes one Project-Based Vouchered
Shelter Plus Care Building – 29 units
- G. MHSA Housing

Resources for Creation of MHSA Housing

- \$33 million – Challenges obtaining the Other funding needed
- Project-Based Section 8 Vouchers –
- Benefits and Challenges
- 72 PBV's dedicated to MHSA units
- Developers

Diamond Apartment Homes



Doria Apartments - Irvine



Avenida Villas - Anaheim



Cotton's Pointe



Older Adults – San Clemente and Orange

Cotton's Pointe Senior Apartments – San Clemente, 15 units with Project-Based Section 8 Vouchers. OASIS and others. Opening now.

Santa Ines Villas – Orange, 10 units – pending additional funding, MHSA funding awarded. OASIS.

Adults – Anaheim and Irvine

Cerritos Family Apartments – currently in construction , a total of 19 one bedroom units. Will be led by the PACT program and will also have Project-Based Section 8 Vouchers.

Alegre Apartments – 11 one bedroom units in Irvine. Currently under construction. Other projects in pre-construction activity.

The Future of MHSA Housing in Orange County

Currently there are a total of 87 new MHSA units occupied, 30 more in construction, and 57 in the pipeline.

The current projection is that the program will produce up to 178 total new units of housing.

Challenges: Services and Population Source Evolution

MHSA Criteria remain: SPMI and Homeless or at risk FSP's in OC had placed members in Shelter Plus Care and in Diamond Apartments, Doria, and Avenida and became Depleted

Expanded to PACT Teams and County Clinics with the same populations and no dedicated housing resources

Had to expand further with the addition of PBVs
Added Residential Clinical Services Coordinators to ensure Service needs are met for all residents in MHSA units.

Challenges: NIMBY, and Financing

Nimby is alive! Education and openness are the key

MHSA Housing Program rested on some financial assumptions that were ultimately not available

Developers went where the money was first

Property is expensive and hard to find in OC

The Future in OC

- Growth funds for housing were dedicated to participation in a new year round shelter as part of the 10 Year Plan to End Homelessness in OC, as well as a new Drop-In Center and a Housing First model home
- There are no plans to expand the MHSA Housing Program at this time
- The 2013 Point In Time Survey indicated there were 1769 MI Homeless in OC out of a total count of 7010, so the need is clear.

MHSA Housing

San Bernardino County
Department of Behavioral Health

Presented by:
Douglas Fazekas



MHSA Housing Plan:

- MHSA Community Services and Supports Plan (CSS, 2006)
- 150 new units of supportive housing
- Consumers with serious mental illness (SMI) who are homeless or at risk of becoming homeless

MHSA Housing Plan:

- Supportive Housing-low income affordable housing with supportive services
- Supportive Services-FSPs and traditional outpatient clinics
- Impact the county's 10-Year Plan to End Chronic Homelessness

MHSA Housing Goals:

- The County of San Bernardino Housing Policy Advisory Committee (HPAC):
 - Develop recommendations for the use of MHSA housing
 - Region specific housing principles and rationale for MHSA housing funds

MHSA Housing Goals:

- Maximum leverage of MHSA housing funds
- Prioritize geographic areas of need
- Outreach to local jurisdictions
- Housing with services

MHSA Housing Goals:

- Standards of excellence for housing
- Plan in coordination with the 10-year plan to end chronic homelessness
- Obtain resources for MHSA tenants

MHSA Voucher Program:

- Master Leasing:
 - 6 month emergency shelter program
 - \$2.8 million over a six-year period to subsidize 35 housing vouchers
 - FSP consumers at risk of homelessness
 - Transfer into Shelter+Care Program

MHSA Housing Projects:

- Vintage at Kendall (San Bernardino):
 - 178 senior housing units total
 - 20 designated MHSA units for 55+
 - Referrals screened by AgeWise Program
 - Currently all units are leased up
 - Cost of Project: \$20,930,000
 - MHSA Capital Funds: \$2,339,720
 - COSR: \$2,339,720



MHSA Housing Projects:

- Magnolia @ 9th (San Bernardino):
 - 119 senior housing units total
 - 10 designated MHSA units for 62+
 - Referrals screened by AgeWise Program.
 - Currently two units are leased up.
 - Cost of Project: \$20,367,561
 - MHSA Capital Funds: \$1,124, 860
 - COSR: \$1,124,860



MHSA Housing Projects:

- Mt. Breeze Villas (Highland):
 - 168 multi-family units total
 - 20 designated MHSA units for adults/families
 - Referrals screened by Phoenix FSP
 - Currently two units are leased up
 - Cost of Project: \$18,339,240
 - MHSA Capital Funds: \$2,433,300
 - COSR: \$2,433,300



MHSA Housing Projects:

- Phoenix Apartments (San Bernardino):
 - 9 units total
 - 9 designated MHSA units for 18-25 year old consumers
 - Referrals screened by TAY
 - Currently four units are leased up
 - Cost of Project: \$1,912,262
 - MHSA Capital Funds: \$1,012,374
 - COSR: \$899,888



Future MHSA Projects:

- Horizons at Yucaipa (Yucaipa):
 - 50 senior housing units total
 - 10 designated MHSA units for seniors
 - Referrals will be screened by AgeWise
 - Cost of Project: \$22,636,602
 - MHSA Funds Requested: \$1,087,542
 - COSR: \$1,124,860

Future MHSA Projects:

- Project Bloomington (Bloomington):
 - Proposed 106 units for seniors & multi-families
 - 11 designated MHSA units for seniors & multi-families
 - Referrals will be screened by AgeWise Program & Mesa FSP
 - Cost of Project: \$32,106,775
 - MHSA Funds Requested: \$1,338,315
 - COSR: \$1,338,315

Future MHSA Projects:

- Project Fontana Siena Apartments (Fontana):
 - 61 multi-family units total
 - 15 designated MHSA units for multi-families
 - Referrals will be screened by Mesa FSP
 - Cost of Project: \$21,954,353
 - MHSA Funds Requested: \$1,750,000
 - COSR: \$1,484,400



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Discussion